

1. House Rules

1.1 HOUSE RULES

These House Rules are subject to change. Please find the most current edition at jacobgrant.com or contact your Property Manager.

House rules are in place to protect your and others' right to peaceful enjoyment of the premises. Accordingly, the management requires that the Covenants Conditions and Restriction for the property and the following rules be observed:

1. **Noise:** Please be conscientious of others. Stereo, radio and television sets are to be kept at a volume that cannot be heard in the next apartment. Use of all common areas (patios, parking lots, etc.) Shall be between the hours of 9:00 AM and 10:00 PM. This means the barbeque or party must end QUIETLY after 10:00 PM so others may sleep.
2. **Automobiles:** Non-functioning and non-licensed vehicles are not allowed on the property. Repairs are not allowed on the property. This includes all changes or repairs, tire changes, and tune-ups. If your car leaks oil, you are responsible for cleaning up all your oil drippings. Washing of vehicles on the property is prohibited. Cars parked in areas that obstruct the flow of traffic in and out of the premises will be towed at the owner's expense. Apartment residents are to park in their assigned area only. Guests must park their cars in the street.
3. **Occupancy:** Prior written permission is required for all guests staying longer than 3 days.
4. **After Hours Emergency: 208-538-0117** Call only if the damage is occurring to person or property and something can be done such as turning off the running water. Most urgent matters will have to wait for daytime hours to address and fix the situation, such as power outages or noise complaints etc.
5. **Resident Maintenance & Responsibility:** Please report promptly any dripping faucets, running toilets, or any other items that need repair. The unit must be kept clean, sanitary, and free from objectionable odors. Resident is responsible for costs of repair for clearing stopped-up toilets, sinks, and all drains due to resident negligence. No items besides toilet paper and human waste should be flushed down toilets. Do not pour any fat or oil down kitchen sink. Clean debris (hair) from showers and sink frequently to avoid clogs and other related problems. Dishwashing machines must be used at least once every 2 weeks to keep them functioning properly.
6. **Maintenance Requests:** All maintenance requests must be made in writing. ie. Online at <http://jacobgrant.com> or drop off at office.
7. **Common Areas:** Please help keep common areas clean and neat. No personal items shall be left on or around property. No littering of cigarette butts, papers, trash, or beer cans allowed anywhere on driveways, hallways, yard, or other common areas by occupants or guests. Clothing or towels shall not be hung outside on any ledge or balcony. Patio may be used for 1 barbecue and or 2 patio chairs
8. **Garbage:** Garbage should be kept in appropriate containers and removed frequently. Resident is responsible for the cleanliness of the exterior of the property and may be charged for trash found on or near property.
9. **Pest Control:** Resident is responsible for any pest control. Owner is not responsible for any damage done to the resident's person or property by such pests, or any other persons on the premises. Resident is encouraged to keep premises clean as this will eliminate most common pest problems.
10. **Resident Safety:** All doors must be locked during absence of resident. Storage of gasoline or other combustibles in unit is prohibited. It is the responsibility of the Resident to regularly check the smoke alarm and to replace the 9-volt battery as needed. If smoke alarm is not working with new battery, call manager immediately for replacement of alarm.
11. **Renters Insurance:** Stay current with renter's insurance. Theft, vandalism, freezes, fire, etc., are examples of personal losses which only you can insure against. Your personal property is not covered under the Owner's policy.
12. **Smoking:** is prohibited in or around the property.
13. **Satellite:** No TV Satellites are allowed except with written permission and a removal service charge.
14. **After-Hours Lockout:** If Resident(s) misplace keys to the rented premises, Resident(s) are to contact a locksmith to allow entry at their own expense.
15. **Parking:** Owner may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. Owner may also restrict the size and type of vehicles. Owner may have unauthorized or illegally parked vehicles towed at the expense of the owner of such vehicle. A vehicle is unauthorized or illegally parked if it: (1) has a flat tire or other condition rendering it inoperable; or (2) is on jacks, blocks or has wheel(s) missing; or (3) has no current license or no current inspection sticker; or (4) takes up more than one parking space; or (5) belongs to a Resident or Occupant who has surrendered or abandoned the Premises; or (6) is parked in a space marked for manager, staff, or guest at the office; or (7) is parked in a marked handicap space without the legally required handicap insignia/placard; or (8) blocks another vehicle from exiting; or (9) is parked in a fire lane or designated "no parking" area; or (10) is parked in a space marked/reserved for other resident(s) or unit(s); or (11) is parked on the grass, sidewalk, or patio; or (12) blocks garbage trucks from access to a dumpster or maintenance from maintenance areas. Any Addendum or Rules and Regulations created by Owner relating to parking shall supersede this provision to the extent there is a conflict with this provision.